Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.28 AMARAVATI, MONDAY , FEBRUARY 13, 2017 **G.998**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO CHANGE OF LAND USE FROM AGRICULTURAL USE TO RESIDENTIAL USE IN PLOT NOS.1 & 2 IN SY.NOS.70/1 & 2 OF BAKURUPALEM VILLAGE, ANANDAPURAM MANDAL, VISAKHAPATNAM DISTRICT TO AN EXTENT OF ACRES 31.13 CENTS.

[Memo No.407220/H2/2016, Municipal Administration & Urban Development (H2) Department, 8th February, 2017]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Survey Nos.70/1 & 2 of Bakurupalem Village, Anandapuram Mandal, Visakhapatnam District admeasuring an area of Ac.31.13 Cts.. The boundaries of which are given in the schedule below, which was earmarked for Agricultural Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Residential Use by variation of change of land use, which was shown in Zonal Development Plan and Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall obtain approval of building plans for construction of buildings from the Local body concerned / VUDA duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Local body concerned before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. the applicant shall provide sufficient buffer as per G.O.Ms.No.168, Dt.07.04.2012.
8. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Vacant land in Sy.Nos.63,64 & 69 of Bakurupalem (V), Anandapuram (M)
South : Existing 40'wide village road and land in Sy.No.71 of Bakurupalem (V), Anandapuram (M)
East : Vacant land in Sy.No.72 of Bakurupalem (V), Anandapuram (M)
West : Vacant land in Sy.Nos.60,61 & 62 of Bakurupalem (V), Anandapuram (M)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT